

043.A

0007

0066.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

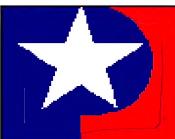
918,100 / 918,100

USE VALUE:

918,100 / 918,100

ASSESSED:

918,100 / 918,100



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
66		PARK ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WHEELER PIERRETTE	
Owner 2:	
Owner 3:	

Street 1: 66 PARK STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER
Owner 1: ROTHFUCHS DEVELOPMENT INC -
Owner 2: -
Street 1: 17 THOREAU ROAD
Twn/City: LEXINGTON
St/Prov: MA
Postal: 02420

SALES INFORMATION	TAX DISTRICT	PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROTHFUCHS DEVEL	66827-586		2/19/2016		785,000	No	No		
BURNS FRANCIS X	64541-536		11/20/2014		600,000	No	No	Sale of 2 Family	

OTHER ASSESSMENTS
Code
Descrip/No
Amount
Com. Int

PROPERTY FACTORS
Item
Code
Description
%
Item
Code
Description

Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						

D		Topo	1	Level		
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)
Use
Code
Description
LUC
Fact
No of Units
Depth /
Price/Units

Unit Type	Land Type	LT	Base	Unit	Adj	Neigh	Neigh	Neigh	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt	Spec	J	Fact	Use Value	Notes
102	Condo			0	0.00	7365															

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	918,100			918,100		317324
							GIS Ref
							GIS Ref
							Insp Date

Total Card	0.000	918,100		Entered Lot Size
Total Parcel	0.000	918,100		Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	559.82	/Parcel: 559.82
				Land Unit Type:

04/26/19	04/26/19	04/26/19
!16234!		
PRIOR ID # 1: 30656		
PRIOR ID # 2:		
PRIOR ID # 3:		

PRINT	Date	Time
PRIOR ID # 1:	12/30/21	22:09:27
PRIOR ID # 2:		
PRIOR ID # 3:		

LAST REV	Date	Time
PRIOR ID # 1:	08/07/19	09:16:53
PRIOR ID # 2:		
PRIOR ID # 3:		

16234		
ASR Map:		
Fact Dist:		
Reval Dist:		
Year:		

LandReason:		
BldReason:		
CivilDistrict:		
Ratio:		

BUILDING PERMITS	ACTIVITY INFORMATION
Date	Result
4/26/2019	Meas/Inspect
5/31/2018	Measured
2/22/2016	NEW CONDO

Sign:	VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 8	- Condo TnHs.			Full Bath: 1	Rating: Very Good			Master Deed 66028-383.									
Sty Ht: 2A	- 2 Sty +Attic			A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good												
Foundation: 2	- Conc. Block			A 3QBth: 1	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good												
Prime Wall: 2	- Clapboard			A HBth: 1	Rating:												
Sec Wall: 1	%			OthrFix: 1	Rating:												
Roof Struct: 1	- Gable			OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units 1									
Color: BLUE				A Kits: 1	Rating:			Level FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Fpl: 1	Rating: Good			Other									
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper									
Grade: B	- Good			CONDOS INFORMATION				Lvl 2									
Year Blt: 2015	Eff Yr Blt:			Location: 1				Lvl 1									
Alt LUC:	Alt %:			Total Units: 1				Lower									
Jurisdict: G17	Fact: .			Floor: M	- Multi-Level			Totals				RMS: 7	BRs: 3	Baths: 1	HB: 1		
Const Mod:				% Own: 50.000000000													
Lump Sum Adj:				Name: 1													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: VG	- Very Good			1.2 %	Exterior:	No Unit	RMS	BRS	FL				
Prim Int Wal	2	- Plaster		Functional:				%	Interior:	1	7	3					
Sec Int Wall:	1	%		Economic:				%	Additions:								
Partition:	T	- Typical		Special:				%	Kitchen:								
Prim Floors:	3	- Hardwood		Override:				%	Baths:								
Sec Floors:	1	%		Total:	1.2 %				Plumbing:								
Bsmnt Flr:	12	- Concrete		CALC SUMMARY					Electric:								
Subfloor:	1			Basic \$ / SQ: 250.00				COMPARABLE SALES									
Bsmnt Gar:	1			Size Adj.: 0.86585367				Rate	Parcel ID	Typ	Date	Sale Price					
Electric:	3	- Typical		Const Adj.: 0.98990101													
Insulation:	2	- Typical		Adj \$ / SQ: 214.277													
Int vs Ext:	S			Other Features: 59574													
Heat Fuel:	2	- Gas		Grade Factor: 1.33													
Heat Type:	1	- Forced H/Air		NBHD Inf: 1.70000005													
# Heat Sys:	1			NBHD Mod:													
% Heated:	100	%		LUC Factor: 1.00													
Solar HW:	NO	Central Vac: NO		Adj Total: 929246					Juris. Factor: 1.00	Before Depr: 484.48							
% Com Wal	1	%		Depreciation: 11151					Special Features: 0	Val/Su Net: 559.82							
		Sprinkled		Depreciated Total: 918095					Final Total: 918100	Val/Su SzAd: 559.82							
MOBILE HOME				Make:				Model:	Serial #			Year:	Color:				
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 043.A-0007-0066.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:						Total:						